

Fagley Lane, Bradford BD2 3NS

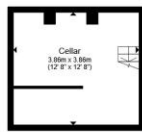
welcome to

Fagley Lane, Bradford

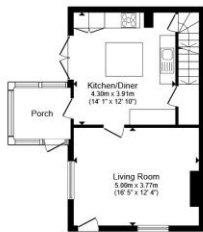
This substantial quarter acre (approx) site presents a rare opportunity for small developers and investors, combining two existing stone-built cottages with a large, versatile plot, established access, and a strong precedent for further development thanks to previously granted (now expired) planning



A substantial quarter acre (approx). site featuring two stone built cottages, offering a rare opportunity for small developers and investors. The plot benefits from established access, a flexible layout, and a strong precedent for further development thanks to previously granted (now expired) planning permission. The land includes two wildlife ponds linked by a man-made brook, a larger pond with lily pads and lotus flowers, a small orchard, mature gardens, and parking for four cars and a large single garage.. Both cottages provide immediate use or rental potential. The main cottage (cottage one) offers a versatile two bedroom accommodation. featuring a double island beech kitchen, range cooker, French doors to an evening sun deck, a double aspect lounge with exposed beams, inglenook fireplace, and a spacious main bedroom with French doors and Juliet balcony. The second cottage (cottage two) offers versatile one bedroom accommodation ideal for guests, rental income, or multi use space. An attractive, lifestyle rich setting with clear scope for additional dwellings, redevelopment, or phased development strategies



Cellar



Ground Floor



First Floor



Ground Floor



First Floor

Cottage One

Entrance Porch

Kitchen Diner

14' 1" x 12' 10" (4.29m x 3.91m)

Cellar

12' 8" x 12' 8" (3.86m x 3.86m)

Living Room

16' 5" x 12' 4" (5.00m x 3.76m)

First Floor Landing

Bedroom One

16' 2" x 12' 4" (4.93m x 3.76m)

Bedroom Two

13' 1" x 9' 2" (3.99m x 2.79m)

Bathroom

Cottage Two

Living Kitchen

13' 3" x 12' 4" (4.04m x 3.76m)

First Floor Landing

Bedroom

12' 5" x 10' 6" (3.78m x 3.20m)

En-Suite Shower Room

Garden / Exterior

Land & External Features

Why This Site Works To Develop



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welcome to

Fagley Lane, Bradford

- Ideal purchase for small builders, developers, or multi-generational living
- Tucked away position offering privacy and seclusion
- Two cottages - one bedroom & two bedroom
- The surrounding land offers scope for further enhancement
- Previous planning permission granted for a detached dwelling

Tenure: Freehold EPC Rating: D

Council Tax Band: A



£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP111369



Property Ref:
SHP111369 - 0006

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